

3375 Breton Close NW
Calgary, Alberta

MLS # A2337119



\$1,299,900

Division:	Brentwood		
Type:	Residential/House		
Style:	4 Level Split		
Size:	2,008 sq.ft.	Age:	1972 (54 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Additional Parking, Concrete Driveway, Covered, Double Garage Detached, C		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Interior Lot, L		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Composite Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Chandelier, Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
Inclusions:	NA		

Renovated EXTENSIVELY | Vaulted Ceiling | Nearly 8,000 SF lot | Theatre Room | Oversized Double Garage | 3 BED + 3.5 BATH + OFFICE | Backing On To Green Space | Open Concept | Esteemed Neighbourhood | Welcome to this stunning, fully renovated home in the highly sought after community of Brentwood, where timeless design meets modern luxury. Boasting exceptional curb appeal, the home features a striking new exterior with elegant wood accents, setting the tone for the quality and craftsmanship found throughout. This home was renovated down to the studs. As you enter, you're welcomed by an inviting foyer with a private office/bedroom immediately to your right, complete with custom built in shelving, an ideal space for working from home, a quiet study or an extra guest bedroom. A few steps up, you'll be impressed by the bright and spacious living room, highlighted by soaring vaulted ceilings, expansive windows that flood the home with natural light, and a beautiful feature fireplace that creates a warm and inviting atmosphere. The heart of the home is the chef inspired kitchen, thoughtfully designed with premium built in appliances, a gas cooktop, a pot filler, sleek cabinetry, and high end finishes. Adjacent to the kitchen is a bright breakfast nook, making it the perfect space to enjoy your morning coffee or casual family meals. Just a few steps down, you'll find a versatile formal dining room that can also be used as an additional family room or entertaining space. This level also offers a functional mudroom with ample storage, a spacious laundry room, and a beautifully finished 3 piece bathroom. Upstairs, retreat to the luxurious primary suite featuring a walk in closet and a stylish ensuite. Two additional generously sized bedrooms and another beautifully renovated 3 piece bathroom complete the upper level. The lower level is designed for entertaining,

featuring a large recreation room perfect for family gatherings, or relaxing after a long day. A convenient kitchenette/bar area, a exquisite theatre room, and a 2 piece bathroom add both functionality and flexibility to this space. Outside, you'll love the expansive yard, and the oversized double garage + workshop complemented by a large driveway with plenty of parking. Located in one of Calgary's most desirable communities, this exceptional home is just minutes from top rated schools, parks, shopping, restaurants, public transit, the University of Calgary, Foothills Hospital, Market Mall, Nose Hill Park, and provides quick access to major roadways. This is a rare opportunity to own a truly turnkey home in an unbeatable location. Don't miss your chance to make this exceptional Brentwood property your own!